

AN ORDINANCE AMENDING THE CITY ZONING ORDINANCE OF THE CITY OF CLARKSVILLE, TENNESSEE, EXTENDING THE MADISON STREET CORRIDOR URBAN DESIGN OVERLAY DISTRICT UP HIGHWAY 76 CONNECTOR TO INTERSTATE 24 AND OTHER ASSOCIATED CHANGES.

WHEREAS the City Council of Clarksville, Tennessee passed Resolution 32-2019-20 on December 5, 2019 titled "A RESOLUTION REQUESTING THE REGIONAL PLANNING COMMISSION DIRECTOR AND STAFF TO PERFORM A STUDY WITH REGARD TO CREATION OF A DESIGN OVERLAY DISTRICT FOR SR 76/DR MARTIN LUTHER KING, JR. PARKWAY", AND

WHEREAS right after its passage the COVID 19 pandemic disrupted city and county functions for almost two years and this resolution went unanswered, AND

WHEREAS the Regional Planning Commission will be updating the entire zoning ordinance over the next 18 months and needs to close out all open business, AND

WHEREAS the Regional Planning Commission mailed each property owner in the newly proposed overlay a notice and held a public workshop on August 22, 2024, AND

WHEREAS overlay design districts can help promote uniform development standards in areas that are growing and redeveloping

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE,

That the following amendments are hereby made to the Clarksville City Zoning Ordinance:

**Update the title of 9.4 to "MADISON STREET AND CONNECTOR CORRIDOR URBAN DESIGN OVERLAY DISTRICT"**

**Throughout Chapter 9.4 update any language referencing the title of the corridor to "Madison Street and Connector Corridor Overlay Urban Design District" as found in the following locations:**

- Purpose
- How to Use This Section
- Design Standards and Guidelines
  - A. UDO Boundary Map
    - Centers
  - B. Building Standards
- C. Architectural Treatment Design Standards and Guidelines
- D. Parking and Access Design Standards and Guidelines
- E. Sign Design Standards and Guidelines
- F. Landscape, Buffering and Screening Requirements
- G. Streetscape Design Standards and Guidelines
- H. Project Approval Process
  - 1.1.1
  - 1.1.4
  - 1.2.1
  - 1.2.2

**Change the last sentence in “How to Use This Section” under 9.4.1 Purpose from**

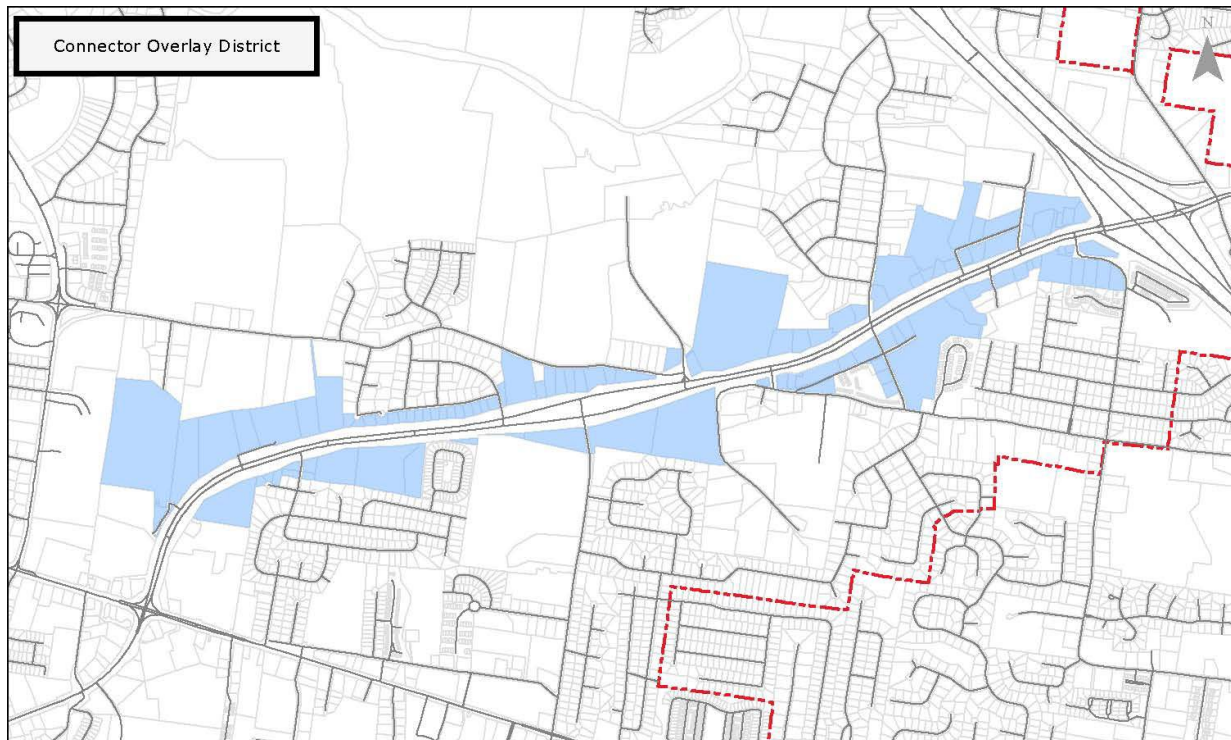
“Picture 9.1 delineates the area within the Madison Street Corridor Urban Design Overlay District”

**To:**

“Pictures 9.1 and 9.2 delineate the area within the Madison Street and Connector Corridor Urban Design Overlay District”

**Insert new “Picture 9.2” below existing “Picture 9.1”**

**Picture 9.2**



**Change the paragraph under “A. UDO Boundary Map” under 9.4.2 from**

“The Madison Street Corridor Urban Design Overlay District has been divided into seven distinct subdistricts based on the desired development character in the corridor (Picture 9.2). Where appropriate, specific design standards have been for each Subdistrict. The Subdistricts are described below.”

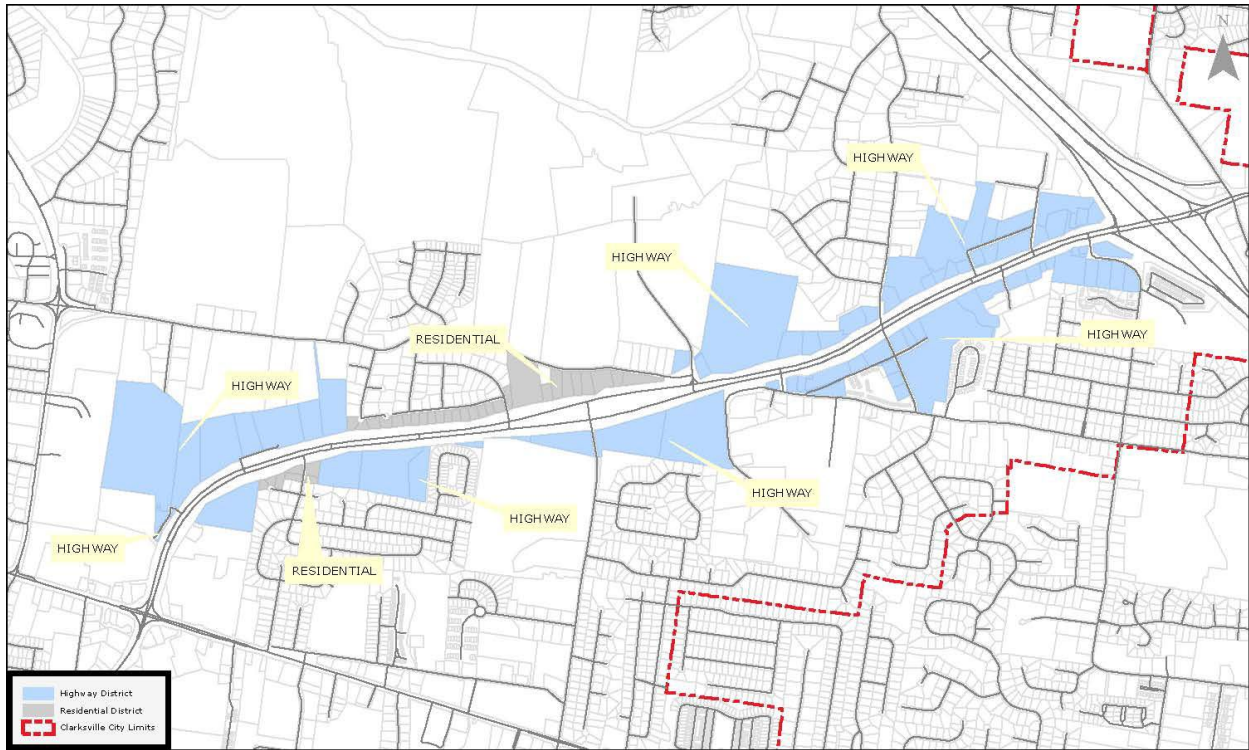
**To:**

“The Madison Street and Connector Corridor Urban Design Overlay District has been divided into seven distinct subdistricts based on the desired development character in the corridor (Pictures 9.3 and 9.4). Where appropriate, specific design standards have been for each Subdistrict. The Subdistricts are described below.”

**Update the caption for “Picture 9.2” to “Picture 9.3”**

**Insert Picture 9.4 as follows:**

**Picture 9.4**



**In Table 9.1 Building Standards By Subdistrict Under Notes in (d) change “Madison Street Design Review Committee” to “Common Design Review Board”**

**Insert under 9.4.2 E. Sign Design Standards and Guidelines**

1.6.8 The C-4 Highway Interchange sign exemptions found in Section 8.5.3 shall be permitted within the design district.

PUBLIC HEARING: October 3, 2024

FIRST READING: October 3, 2024

SECOND READING: November 7, 2024

EFFECTIVE DATE: November 7, 2024